

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: September 12, 2006

SUBJECT: **FINAL PLAT APPROVAL – THE CROSSINGS, FILE NO. L040274**

I. RECOMMENDED ACTION

Move to approve the final plat of The Crossings, File No. L040274.

II. DEPARTMENT CONTACT PERSONS

David Rhodes, Director of Public Works	556-2705
Bill Campbell, Assistant Director of Public Works/City Engineer	556-2733
Dick Barthol, Assistant City Engineer	556-2736

III. DESCRIPTION

The Crossings Plat (Attachment A) is an 18 lot single-family residential subdivision. The site lies on the southwest corner of NE 116th Street and 162nd Avenue NE.

The Hearing Examiner's decision for approval of the preliminary plat was issued on July 27, 2005 (Attachment B).

The Redmond Technical Committee has reviewed the list of conditions outlined in the Hearing Examiner's memo, and has determined that the final plat of The Crossings, File No. L040274, conforms to the conditions.

All engineering plans have been approved for the site improvements and construction has begun.

All documentation including plat bonds will be posted prior to recording the final plat to assure that the remaining plat requirements are followed.

IV. IMPACT

A. Service/Delivery:

The City will provide maintenance of the public street and utility improvements that serve the plat.

B. Fiscal:

Maintenance of the public street will be provided by general fund revenues.

V. ALTERNATIVES

None. Approval of the final plat of The Crossings would be consistent with previous action by the Hearing Examiner on this subdivision.

VI. TIME CONSTRAINTS

The subdivision developer is interested in obtaining building permits. This final plat approval and subsequent recording of the plat are necessary prerequisites to obtaining building permits within this subdivision.

VII. LIST OF ATTACHMENTS

- A. Vicinity Map
- B. Hearing Examiner Report dated July 27, 2005

/s/
David Rhodes, Director of Public Works

9/5/06
Date

Approved for Council Agenda Jane Christenson for
Rosemarie Ives, Mayor

9/6/06
Date

VICINITY MAP

BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND

**IN THE MATTER OF THE)
APPLICATION OF CRITCHLOW)
HOMES, INC. FOR APPROVAL OF A)
PRELIMINARY PLAT FOR THE)
CROSSINGS)**

FILE NO. L040274

**FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND DECISION**

The Crossings

DECISION

The Preliminary Plat of The Crossings is **APPROVED**, subject to conditions.

INTRODUCTION

The application of Critchlow Homes, Inc. (Jeff Critchlow) for approval of the preliminary plat of The Crossings came on for hearing before Gordon F. Crandall, Hearing Examiner on July 18, 2005 at 7:00PM. Amy Tarce, Senior Planner, presented the report of the Technical Committee. Brian Kalab appeared for Applicant.

The following persons testified under oath:

Amy Tarce, Senior Planner
Brian Kalab, Applicant's Representative
Douglas King, resident of Pheasant Ridge
Krista Lewis, resident of Pheasant Ridge

The following exhibits were offered and admitted:

Exhibit A: Technical Committee Report dated July 18, 2005
Exhibit B: Staff PowerPoint Presentation

1 Exhibit C: Email from Steven Cole LWSD withdrawing the SEPA appeal

2 Exhibit D: Affidavit of Publication

3 The hearing adjourned at 7:30 PM.

4
5 From the foregoing the Hearing Examiner makes the following:

6
7 **FINDINGS OF FACT**

- 8 1. Critchlow Homes, Inc. (Applicant) proposes to subdivide a 4.5 acre site on the southwest
9 corner of NE 116th Street and 162nd NE into 18 single-family residential lots, together
10 with the necessary infrastructure. The site is essentially flat, and is presently occupied by
11 two single-family residences which will be removed. A site plan that illustrates the
12 proposal is attached as Attachment A.
- 13
- 14 2. The site is in the North Redmond Neighborhood and is designated for low-moderate
15 density residential uses in the 1997 Comprehensive Plan. The site is zoned R-4, which
16 permits four dwelling units per gross acre. The site is surrounded by single-family
17 residences except for a church on the east.
- 18
- 19 3. Access to all 18 residential lots will be from an internal cul-de-sac, which will be
20 constructed to City standards and dedicated as a public road. The internal road will
21 connect to 162nd Avenue NE. No lot will have direct access to either of the abutting
22 public streets. A concrete trail will be constructed on a utility easement which will allow
23 pedestrian and bicycle access from the internal road to NE 116th Avenue. A fee in lieu of
24 half-street improvements for the southern half of NE 116th Street is estimated at
25 \$158,061.
- 26
- 27 4. A tree preservation plan shows 115 significant trees on the site. Of these, 41 trees will be
28 saved, a little over 35%. Eight landmark trees will be removed pursuant to an exception
29 granted by the Technical Committee. Special attention will be given to trees along the
30 western boundary of the site adjacent to the Pheasant Ridge community.

5. Water and sewer service will be provided by City utilities. Stormwater will be routed through a tight-line collection system and conveyed to a detention pond at the north end of the site, where it will connect with the existing stormwater system in NE 116th Street. Other utilities such as electricity and telephone are also available at the site.
6. Applicant will be required to pay impact fees for fire, transportation, and parks at the rates in effect at the time of building permit application.
7. A Determination of Non-Significance (DNS) was issued for the proposal on October 6, 2004, which was appealed by Lake Washington School District (LWSD) No. 414. A mitigation and settlement agreement was executed to satisfy the concerns of the school district and a new DNS was issued on June 3, 2005. There was no further appeal.
8. There are no sensitive areas on the site requiring additional regulations.
9. Public notice of the application, the SEPA determination and the public hearing was posted, mailed and published as required by ordinance. There was only one written comment from the public which concerned the disposition of stormwater. A neighborhood meeting was sponsored by Applicant for residents within 500 feet of the proposed subdivision. At the hearing on July 18, 2005, two residents of Pheasant Ridge expressed their concerns regarding trees along the boundaries along the two subdivisions. The Hearing Examiner suspended the hearing while the residents discussed their concerns with Applicant's representative. Both were satisfied with the information disclosed in the tree preservation plan.
10. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

From these Finding of Fact the Hearing Examiner makes the following:

1 **CONCLUSIONS OF LAW**

2 1. The Hearing Examiner is authorized to conduct a hearing and make a decision on an
3 application for approval of a preliminary plat. RCDG 20F.50.35.
4

5 2. RCDG 20D.180.110-020 sets forth the criteria for approval of a subdivision:

6 (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:

- 7 a. The proposal conforms to the goals, policies and plans set forth in RCDG
8 Title 20B;
9 b. The proposal conforms to the site requirements set forth in RCDG
10 20C.30.25-140, Site Requirements;
11 c. The proposal conforms to the requirements of this section and those set
12 forth in RCDG Title 20F and submittal requirements on file in the
13 Planning Dept;
14 d. The proposed street system conforms to the City of Redmond Arterial
15 Street Plan and Neighborhood Street Plans, and is laid out in such a
16 manner as to provide for the safe, orderly and efficient circulation of
17 traffic;
18 e. The proposed subdivision or short subdivision will be adequately served
19 with City approved water and sewer, and other utilities appropriate to the
20 nature of the subdivision or short subdivision;
21 f. The layout of lots, and their size and dimensions take into account
22 topography and vegetation on the site in order that buildings may be
23 reasonable sited, and that the least disruption of the site, topography and
24 vegetation will result from development of the lots;
25 g. Identified hazards and limitations to development have been considered in
26 the design of streets and lot layout to assure street and building sites are
27 on geologically stable soil considering the stress and loads to which the
28 soil may be subjected.
29
30

- 1 3. Staff analyzed the proposal on pages 5-11 of the Technical Committee Report and
2 recommended approval of the proposed subdivision, subject to conditions. Staff
3 concluded that:

4
5 The proposal was consistent with the land use policies of the Comprehensive
6 Plan;

7 The proposal was consistent with the development regulations of the
8 Community Development Guide and SEPA;

9 The proposal satisfied residential development standards:

10 Street and utility improvements were consistent with City standards; and

11 Tree retention at 35% was consistent with the Redmond Community
12 Development Guide.

13 The Examiner concurs. The preliminary plat should be approved.
14

- 15 4. Any finding of fact deemed to be a conclusion of law is adopted as such.
16

17 **DECISION**

18 The Preliminary Plat of The Crossings is **APPROVED**, subject to conditions in Attachment B.
19
20
21

22 Done this 27th day of July, 2005
23
24

25 /s/ Gordon F. Crandall
26 Gordon F. Crandall
27 Hearing Examiner

28 Attachment A: Site Plan

29 Attachment B: Conditions of Approval
30

PROCEDURE FOR RECONSIDERATION

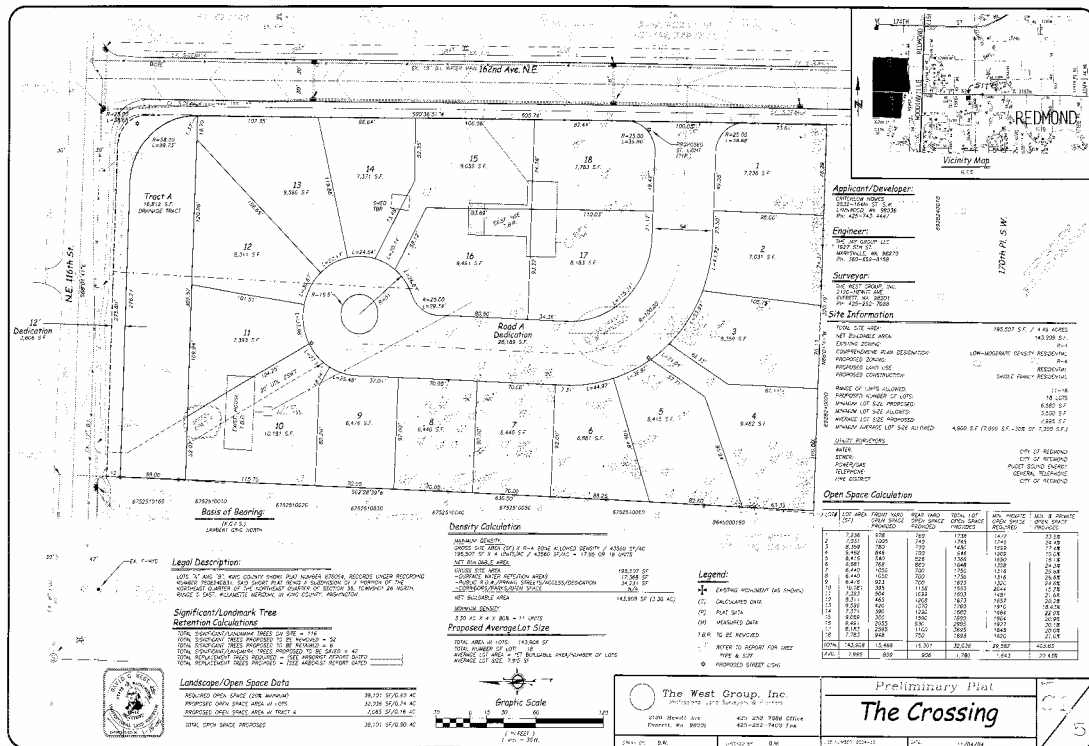
Any interested person (party of record) may file a written request for reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact. The final date for motion for reconsideration is **5:00 P.M. on August 10, 2005**, and should be sent to the **Office of the Hearing Examiner**, City of Redmond, MS: PSFHE, 8701 160th Avenue N.E., PO Box 97010, Redmond, Washington, 98073-9710.

NOTICE OF RIGHT OF APPEAL

You are hereby notified that the foregoing Findings of Fact, Conclusions, and Decision are the final action on this application subject to the right of appeal to the Redmond City Council. Appeal procedures are governed by RCDG 20F.30.40-110 (Ordinance 2118) to which the reader is referred for detailed instructions. The written appeal must be received by the **Redmond Permit Center** no later than **5:00 P.M. on August 10, 2005, or within 10 business days following final action by the Hearing Examiner if a request for reconsideration is filed.** Please include the application number on any correspondence regarding this case.

The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation."

The Crossings
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July 27, 2005



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ATTACHMENT B CONDITIONS OF APPROVAL

I. PLANNING REQUIREMENTS

A. General

1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. **Please refer to Attachment A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements.** The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.
2. The proposed 20-foot utility easement/concrete walkway shall be designated as a separate tract. The lot frontage width for Lot 10 shall be adjusted to provide the minimum 20-foot width. All lots shall be provided with a minimum 20-foot lot frontage.
3. The proposed 7-foot side yard setbacks do not comply with the City of Redmond site requirement standards in the R-4 zoning district. The plat shall be revised to show side yard setbacks of 5 feet and 10 feet for each lot. A side yard setback of 5 feet on one lot shall not abut a side yard setback of 5 feet on the adjacent yard.
4. The proposed 7-foot front yard setback for lots 4 and 15 do not meet the City of Redmond site requirement standards requiring a minimum 15-foot front setback. The plat shall be revised to provide front setbacks of 15 feet for these two lots.
5. Lots 3, 4, 5, 10, and 13 shall be provided with a minimum open space equivalent to 20% of the gross area of each lot.
6. To ensure compliance with residential site standards, at the time that construction drawings are submitted for Public Works review, the applicant shall provide two (2) copies of the construction drawings, clearing/grading plan and tree retention plan at a scale of 1" = 20' to the Planning Department.
7. A sign permit application must be submitted separately to the Planning Department for review and approval prior to installation of any proposed signs (RCDG Section 20D.160.10-020).

1 B. Landscaping and Street Trees

- 2
- 3 1. Street trees along NE 116th Street will be planted by the City of Redmond as part of
- 4 the future half-street improvement project. Street trees for the internal street shall be
- 5 provided by Critchlow Homes, and shall comply with the planting standards set forth
- 6 in RCDG Section 20D.80.10-140. The proposed internal street trees are Pyrus
- 7 Calleryana 'Chanticleer'/Chanticleer Flowering Pear, 2 ½ inches in diameter and
- 8 planted at 25-foot intervals. Please revise the final Landscape Plan to reflect the
- 9 correct internal street trees.
- 10
- 11 2. Street trees shall be included throughout the plat as a component required for site
- 12 improvements within the plat as noted in condition 1 above. The size, spacing and
- 13 species shall be approved by the City of Redmond Planning Department.
- 14
- 15 3. Please revise the Tree Preservation Plan table to be consistent with the City's
- 16 terminology for retained and impacted trees. The table should reflect the correct
- 17 wording as follows:
- 18 Instead of the word "SAVED", please use "RETAINED"
- 19 Instead of the word "RETAINED", please use "IMPACTED"
- 20
- 21 4. The total replacement trees required for The Crossings is calculated as follows:
- 22 a. 64 significant trees removed = 64 replacement trees
- 23 b. 8 landmark trees removed = 8 x 3 replacement trees each = 24
- 24 TOTAL REPLACEMENT TREES REQUIRED: 88
- 25
- 26 The Landscape Planting Plan, Sheet C4 of 5, shows a total of 80 replacement trees, 38
- 27 of which are street trees planted along the internal road, Road A, on sheet C1 of 5.
- 28 Please provide 8 additional replacement trees to adequately mitigate for the removal
- 29 of existing significant and landmark trees on site.
- 30
- 31 5. A Homeowner's Association shall be created to provide maintenance of communal
- 32 landscaping areas, including that portion that the City will build within the public
- 33 right-of-way along NE 116th Street. The City shall only be responsible for
- 34 maintenance of street trees along NE 116th Street.
- 35
- 36 6. Temporary irrigation shall be provided along the planter strips of the internal road,
- 37 the landscape area along NE 116th and the cul-de-sac to ensure establishment of new
- 38 landscaping.

- 1 7. Restrictive covenants shall include a statement notifying property owners and the
2 Homeowner's Association that significant trees on individual lots may only be
3 removed in accordance with the approved tree retention plan. This language shall be
4 reviewed and approved by the Planning Department prior to recording of the
5 restrictive covenants with King County.
- 6 8. Landscaping shall be coordinated with water/sewer lines and fire
7 hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline
8 of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of
9 clearance from the center of all fire hydrants/connections. Groundcover may be
10 planted within this radius.
- 11 9. The following statement shall be included on the mylar and all construction
12 documents under "RESTRICTIONS":
13 "Trees to be preserved shall be designated in accordance with the approved tree
14 preservation plan on file with the City of Redmond Planning Department. Designated
15 trees which are damaged or destroyed shall be replaced in accordance with RCDG
16 Section 20D.80.10-060(3)."
- 17 10. If required, the applicant shall obtain a Forest Practice Permit from the Washington
18 State Department of Natural Resources after the City of Redmond has approved the
19 final landscape and tree retention plan.
- 20 11. Miscellaneous
- 21 1. City of Redmond Parks, Fire, and Transportation impact fees shall be assessed at the time
22 of building permit issuance for each residence. The fee in effect at the time of complete
23 building permit issuance shall apply.
- 24 2. A letter from the Lake Washington School District No. 414 notifying the City of
25 Redmond that the school mitigation fee has been paid is required prior to the
26 issuance of the first building permit.

27 **II. ENGINEERING REQUIREMENTS**

- 28 A. Project Specific Conditions of Approval and Revisions Required on Mylar –
29 Document to be recorded with King County
- 30

1. Lots 1, 13, 14, 15 and 18 shall not be permitted direct access to 162nd Ave NE. This restriction shall be indicated on the face of the final plat and other documents.

2. Easements & Dedications:

The existing and proposed easements and right-of-way shall be shown on the final plat, civil plans and other documents. The existing easements for ingress, egress, private utilities, etc. shall be modified to the City of Redmond's satisfaction or released from both the plat certificate and the final plat prior to approval.

(a) Easements are required as follows:

- 1) Public, 10-feet wide, sidewalk and utility easement granted to the City of Redmond, along all rights of way including NE 116th Street, 162nd Ave NE and the plat street (Road A).
- 2) Public access easement, granted to the City of Redmond, within Tract A
- 3) Public access and utility easement within a tract, 20-feet wide, located between Lot 10 and Lot 11.

(b) Dedications for right of way are required as follows:

- 1) 50-feet of right-of-way for the plat street (Road A), along with necessary right of way for the cul-de-sac as depicted on the Crossings Plat plans received at the City on February 1, 2005.
- 2) 12-feet of right of way for NE 116th Street across the north frontage of the plat.
- 3) New right-of-way lines joining at the intersection of Road A & 162nd Ave NE shall connect with 25-foot radii. NE 116th Street & 162nd Ave NE right-of-way lines shall connect with 58-foot radius. The areas formed by these radii shall also be dedicated as right-of-way.

(c) All lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 2-1/2 feet wide along each side of the interior lot lines within the development, together with a strip of land 5 feet wide along the lot lines around the perimeter of the development, except as already covered above in item 2.a.

(d) At time of construction, additional easements may be required to accommodate the improvements as constructed.

SPECIFIC REQUIREMENTS FOR CONSTRUCTON DRAWINGS

A. General Requirements:

1. **Engineering Plans** for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must

be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. **The following design manuals should be obtained to guide design work:**

- Standard Specifications and Details
- Clearing, Grading and Storm water Management Redmond Technical Notebook
- Design Requirements for Water and Sewer System Extensions
- Community Development Guide

These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. ***The City will not accept designs that deviate from the standards without substantial justification. Standard Specifications and Details shall be referenced by the detail numbers. Do not include individual drawing details in the construction plans.*** Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.

All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of utility conflicts.

The designer must be sensitive to the existence or creation of utility easements within the project. Permanent structures not associated with the utility use—including rockeries—**shall not be built within easements unless approved by the City of Redmond.**

When construction drawings are submitted for review, eight (8) complete copies of the civil plans and two (2) sets of drainage computations and studies are required for a complete submittal. Only complete submittals will be accepted for review. (After the initial submittal, fewer copies may be required. If desired, you may contact Public Works at 556-2740 to determine the exact number required.)

At the time of construction drawing approval, a digital file of the drawings shall be submitted to the city. File format shall conform to the requirements identified under 'Oct. 2000 Version Record Drawing Requirements' (see below).

2. **Survey Control**

a) Vertical control:

Elevations must be referenced to City of Redmond Datum. This Datum is based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie the project to two numbered benchmarks. A publication of the benchmarks may be purchased from the City's Public Works service counter under the name City of Redmond Vertical Control Survey February 1990.

(b) Horizontal control:

The surveyor shall tie the project to two City of Redmond horizontal control monuments. The plans shall show NAD 83-91 coordinates on a minimum to two points at exterior lot/boundary corners. A publication of the Redmond City Horizontal Control Notebook dated 1993 can be purchased at the Public Works service counter.

(c) New and Existing Monumentation:

New survey monuments shall be installed at new street intersections, street tangent points and center of cul-de-sacs in accordance with the City of Redmond Standard Details. Existing monumentation must be identified on the construction plans and maintained by the contractor throughout the construction period.

3. **Street Design:**

- a. Civil plans for all public and private street construction must include existing and proposed centerline profiles and curb/edge of pavement elevations. Cross sections at regular stationing along the length of the project may be required.
- b. Horizontal alignment shall indicate radius, length of tangent between curves, and length of curve. Minimum curve radii shall comply with the requirements stated in Appendix 20D-3 in the *Redmond Community Development Guide*.
- c. Vertical curves shall indicate length of vertical curve, slopes, and length of tangent between curves. Minimum stopping sight distance for design shall be 450 feet on arterials and collectors, 225 feet on local public access, and 150 feet on private streets.
- d. Cross slopes and superelevation of roadways shall not exceed two (2) percent unless approved by the City of Redmond Public Works Department.
- e. On sloping approaches at intersections, landings are not to exceed 2 feet difference in elevation for 30 feet approaching an arterial or 20 feet approaching a local access street (measured from the back of sidewalk or the back of curb if no sidewalk exists).
- f. Curb radius shall be 25 feet for local access streets and 30 feet for arterial and collector streets.
- g. Street rights-of-way shall intersect at 80 to 90 degrees where possible.

h. Sight Distance

- 1) Adequate entering sight distance shall be maintained at all connections in accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the *Redmond Community Development Guide*, pages 347 and 348. The appropriate sight distance triangles shall be drawn on the civil and landscaping plans.
- 2) Adequate stopping sight distance shall be maintained at all driveways and intersections in accordance with Appendix 20D-3 in the *Redmond Community Development Guide*.. For the purpose of determining adequate sight distance, provide plan and profile views of adjacent roadways. For local access streets, provide drawings 225 feet on either side of all proposed driveways or intersections. For arterials and neighborhood collector streets, the distance shall be 450 feet.
- i. Any pedestrian crossings at intersections, or across curb return type driveways need to include handicap ramps. These ramps must be designed to meet the most recent ADA standards.

4. **Street Trees:**

- a. Street trees are required to be installed on principal, minor and collector arterials. The City of Redmond will be responsible for planting the street trees along NE 116th as part of the City's NE 116th improvement project.
- b. **General Notes:** The following notes shall be included on the construction plans for this project:
 - 1) Safety railings shall be required when the bottom of a rock wall, retaining wall or slope is 30" or more below the finished elevation of a sidewalk or other pedestrian facility.
 - 2) WSDOT approved guard rails shall be required as directed by the City Inspector, subject to approval by the City Transportation Engineer.
 - 3) Contractor is responsible for installing all signs and channelization per City of Redmond standards. Contractor shall lay out all signs and channelization, and then contact Deby Canfield, Senior Transportation Technician, at (425) 556-2752 48 hours in advance of installation to verify layout.
 - 4) All necessary signs and markings on-site, along property frontage, and at specifically designated off-site locations shall be provided by the applicant as required by the Transportation Division whether or not these are indicated on the construction drawings.
 - 5) When requested by the City Inspector, the geotechnical engineer employed by the developer shall verify and subsequently advise the City of Redmond that the installation of the paving section(s) conforms to his/her design. The project will not be accepted until this written documentation is submitted.

5. **Site Access – Type and Location**

- a. The location of all existing and proposed driveways, access corridors, and intersections (both sides of the street) shall be shown along the property frontage and within 150 feet of the site property line.
- b. The existing and proposed channelization shall be shown on the site plan for all streets adjacent to the site and within 150 feet of the site property line. This should include the location of all fog lines, center stripes, stop bars and directional arrows.
- c. Driveways and access corridors shall be limited to one per lot per street frontage, or one per 150 feet of street frontage upon approval by the City of Redmond Public Works Department.
- d. Driveways and access corridors shall align with existing streets or driveways, or they shall be located a minimum of 150 feet from the nearside face of curb of an intersecting street or driveway. Separations less than these minimums shall obtain approval from the City of Redmond Public Works.
- e. Driveways and access corridors shall be designed to have a 90-degree angle with the street wherever possible. The City of Redmond Public Works Department must approve driveways and access corridors not meeting this standard.
- f. The maximum driveway grade shall be 10 percent. The Fire Department and Public Works Department must approve access corridors exceeding a grade of 10 percent.
- g. The civil plans need to include profiles of all site driveways extending from the centerline of the public street to a distance of 50 feet beyond the public right-of-way.

6. **Signs, Striping, Street Lighting and Signals**

- a. Separate channelization plans, at a scale of 1" to 40 feet, are required for all public streets being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting for all streets adjacent to the site and within 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. If the channelization is on a state route, WSDOT approval of the channelization plan is also required.
- b. All traffic control devices, including signs and pavement markings, shall conform to the MUTCD and the City of Redmond Standard Details. The Transportation Division shall approve all layouts prior to installation.

E. Public and Private Engineering/Transportation Improvements

1. NE 116th Street:

- a. In lieu of construction, a fee shall be paid to the City on a per lot basis for the estimated cost of the design and construction of street improvements for the south

half of NE 116th Street fronting the subject property. The cost for the half-street improvements shall be based upon the City's planned improvements which include asphalt paving 22 feet from centerline to face of curb, type A-1 concrete curb and gutter, 5-foot wide planter strip, 6-foot wide concrete sidewalk, storm drainage system, street lights, street trees, and street signs. The City and the applicant have agreed that the estimated cost for the NE 116th Street improvements is \$158,061.00 in 2005 dollars. The agreed upon cost of the half-street frontage improvements will be divided by the total number of housing lots within the plat to arrive at a pro-rata share for each lot. The City requires that the resulting pro-rata share to be paid at the time of building permit issuance for each new house. The pro-rata amount shall be adjusted annually for changes in construction costs based upon the current cost index in the Engineering News Record for public works projects.

- b. In lieu of converting the existing aerial utility lines to underground across the NE 116th Street frontage, the applicant has agreed to contribute funds toward the City's NE 116th Street project which is scheduled for construction in 2005. This contribution shall be equal to the dollar amount spent by the City in the administration, design, and construction of the aerial conversion across this plat's NE 116th Street frontage. The applicant is required to execute an agreement for payment of this work prior to construction plan approval for the plat. For additional details, please contact Steve Gibbs, Construction Project Manager, at (425) 556-2729.

2. Full street improvements are required on the plat street (Road A) including asphalt paving 28-feet from face of curb to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot wide planter strips, 5-foot wide concrete sidewalks, storm drainage, street lights, street trees in planter, and street signs and underground utilities including power and telecommunications. The minimum pavement section for the street shall consist of:

3" Asphalt Pavement Cl. B

4" Asphalt Treated Base

Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)

Street crown 2% sloped to drain system

3. The Redmond Community Development Guide requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. Construct a concrete path, 5-feet wide, within the public access easement in Lot 10 and Tract A, that connects between the "Road A" sidewalk and the NE 116th Street sidewalk. The specific alignment within Tract A shall minimize redundancy with the NE 116th Street sidewalk. These details will be finalized during construction plan review.

4. The type and location of the proposed site accesses are approved as shown on the Crossings Plat site plan prepared by Jay Group Engineering and received at the City on February 1, 2005.
5. On NE 116th Street and 162nd Ave NE, along the site frontage the ASPHALT STREET shall be planed, overlaid, and/or patched, as determined by the Engineering Division.
6. All vehicle use areas including parking lots, service areas, driveways, private streets, etc. shall be paved.
7. Streetlights are required on NE 116th Street, 162nd Ave NE and the plat street (Road A) to illuminate the property frontage. The street lighting shall be designed using the following criteria:

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Collector & Local	Residential	0.6-0.4	6:1
8. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Dave Alm, Transportation Operations Manager, at (425) 556-2875 with questions.
9. Installation of mailbox stand(s) shall be in accordance with City standards.
10. All power, telephone, streetlights, etc. shall be shown on the engineering drawings and landscape plans submitted for construction permits.
11. A composite drawing that includes all utilities, landscaping including trees, etc., is necessary to minimize the possibility of utilities/landscaping conflicts.
12. CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC. TO UNDERGROUND): All existing aerial utilities shall be converted to underground along all street frontages and within the plat according to 20D.220.10 "Underground Wiring" in the Redmond Community Development Guide. All new utilities serving the plat shall be placed underground.

A. Fees:

1. Engineering/Transportation
 - a) A plan review fee shall be paid to both the water and sewer utility and the storm water utility prior to construction drawing review. Inspection fees shall be paid to the utilities prior to construction drawing approval. Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Contact the respective utility for fee information.

- 1 b) Water and sewer connection fees for homes built on the proposed lots will be paid
2 at the rate in effect when water meter and side sewer permits are issued. Contact
3 the Utility Division of the Public Works Department at 556-2840 to obtain
4 information and/or an estimate of the fees that will apply.
- 5 c) Non-Utility Plan Review and Inspection fees are paid through the Engineering Plan
6 Review and Inspection Fee (subject to annual revision.) The fees are (subject to
7 annual revision) and paid at the time of submitting the final plat documents:
8 Subdivision Fee = \$6,308* plus \$460*/lot.
9 Short Subdivision Fee = \$3,028* plus \$460*/lot.
- 10 d) Transportation Impact Fees: This project is subject to Redmond Transportation
11 impact fees. Transportation impact fees shall be collected at time of building
12 permit issuance. The applicant is advised to review Section 20D.210.10-190 of the
13 Community Development Guide in order to determine eligibility for credits against
14 impact fees.
- 15 e) The City has recently imposed other impact fees on development. Contact the
16 Permit Center to determine the extent to which these fees apply to this
17 development.
- 18 f) A Right of Way Use Permit will be required and includes:
19 ■ A maximum of \$332* fee, subject to annual revision and shall be paid prior to the pre-
20 construction conference, for utility installation in the public right-of-way.
21 ■ A posting of a \$1000 cash bond for street cleaning
22 * A 3% technology surcharge is applied as authorized by Ordinance No. 2090, and
23 extended by resolution No. 1162 on December 3, 2002.

24 **B. Easements/Agreements:**

25 1. Engineering/Transportation

- 26 a) A copy of all recorded easements pertaining to the property is required. Permanent
27 structures including rockeries cannot be built over easements.
- 28 b) Easements shall be provided for all water, sewer and storm water improvements (both
29 public and private) as required in the design requirements. **Off-site easements needed to
30 execute the proposed improvements must be recorded prior to construction drawing
approval.** On-site easements must be recorded prior to the improvements being placed
into operation.
- c) Native Growth and Protection Easement(s) (NGPE) may be required for this site. The
specific wording of the NGPE is subject to review and approval by the City.
- d) When clearing and grading involves excessive amounts of hauling, as determined by the
Public Works Department, a Road Surface Impact Mitigation item shall be negotiated prior
to approval of the Clearing and Grading Plans.

- 1 e) Any required landscape irrigation in the City of Redmond right-of-way necessitates the
2 execution of a Hold-Harmless Agreement and submittal of as-built construction plans to the
3 City.

4 **C. Approvals and Reports:**

5 1. Engineering/Transportation

6 In order to mitigate potential impacts to critical landslide hazard areas, all buildings
7 shall be set back from the top/bottom of slope areas a distance as recommended by a
8 geotechnical engineer through a slope stability analysis, but no closer than 15 feet. The
9 top/bottom of the slope shall be field surveyed and verified (located by bearings and
distances) on the final plat and construction drawings.

10 **D. Bonds and Performance Guarantees:**

11 1. Engineering/Transportation

12 A performance guarantee shall be provided in a form acceptable to the City for street,
13 water, sewer and storm water improvements. An acceptable performance guarantee
14 includes a performance bond, irrevocable letter of credit, or cash. (In some unusual
15 circumstances assignment of loan proceeds may be acceptable.) The amount of the
16 bond shall be 125% of the estimated cost. **Only City of Redmond security forms are**
17 **acceptable.** The performance guarantee will not be released until letter from the
18 Director of Public Works advises the developer that all conditions of approval have
19 been met. Circumstances that require performance guarantee are as follows:

20 Subdivision:

- 21 a. The street and utility improvements within existing and new street right-of-way.
22 b. Off-site storm drainage, water and sanitary sewer installation.
- 23
- 24 2. A maintenance guarantee shall be provided for all water, sewer, storm water and street
25 improvements to be owned and operated by the City. Period of guarantee shall be 1 year from
26 acceptance of all improvements by the City. (The City has authority to require a longer period
27 where circumstances warrant.)
- 28
- 29 3. A cash deposit (refundable cash bond) or irrevocable letter of credit shall be posted at the time
30 of posting the performance guarantee to ensure the completion of the Record Drawing set. The
amount shall be the larger of \$6,570.00, or an area-based amount of \$2,630.00/per acre. Note:

Area, in this situation, means the total parcel less major undisturbed areas for the project. For
plats, the area of the lots used for houses, paving, yards, etc. is included.

4. Prior to acceptance of any improvements, provide an **Asset Summary** for all street improvement construction in the public right of way. This submittal shall meet the requirements of GASB 34. Please contact John Wellman, Engineering Technician at (425) 556-2740 for further information on the submittal process.

E. RECORD DRAWING REQUIREMENTS (Oct. 2000 Version)

1. Engineering/Transportation

One of the important steps upon the completion of construction improvements in the City of Redmond is a submittal of Record Drawings. The drawings are important assets to the City as well to its residents and customers. They are used for many purposes, ranging from indicating what was actually constructed in the field to helping locate facilities during emergency situations.

a) *What items shall be included?:* Record drawings will show accurate locations of storm, sewer, water mains and other water appurtenances, structures, conduits, power poles, light standards, vaults, width of streets, sidewalks, landscaping areas, building footprints, channelization and pavement markings, property lines, easements, etc.

b) *What are the accuracy requirements?:* The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments. The following is a partial list of the construction items and tolerance limits to be incorporated into the Record Drawings. Other items and tolerances shall be required depending on the type of improvements constructed.

- Surveyed Sewer and Storm water elevations.....+/-0.01'
Includes pipe invert elevations, top of castings (manholes, inlets, etc.)
- Surveyed Water elevations.....+/-0.25'
- Horizontal and vertical alignment.....+/-0.1'

c) *What is required from you?:* The Record Drawing delivery shall be in electronic as well as in hard copy format. Each drawing, except for the Digital file, shall bear the P.E./P.L.S. Stamp, Signature and Date and be reproduced on the following media:

Preliminary Submittal:

- Two sets of full size prints.
- Digital files with drawing/layer documentation.

Final Submittal:

- Full size PHOTOGRAPHIC MYLAR Sepia or Xerox mylars will not be accepted.
- 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
- Three sets of full size PRINTS.
- Digital files with drawing/layer documentation.

d) *How does the Preliminary Record Drawing Submittal and Review Process work?:*

Upon completion of improvements and prior to project acceptance, Record Drawings in digital and hard copy format shall be submitted for review and approval.

- Submit 1 digital copy and 2 hard copy sets for review to Engineering Division, 2nd Floor, City Hall. Please call (425) 556-2740 if you have any questions.
- If review of the preliminary Record drawings reveals errors and/or omissions, the digital files and drawings (redlines copies) will be returned to the Engineer/Surveyor for corrections. The Engineer/Surveyor shall make all corrections in the digital copy of the original construction plans and re-plot the hard copy. Please resubmit the digital files, two revised plans sets, derived from the revised digital files and redlines for re-review. Upon approval of preliminary record drawings, the Engineer/Surveyor will be notified by the Public Works, Engineering department to proceed with the "Final Submittal".

e) *Who should approve the final drawings before submitting it to the City?:* The final drawings shall be prepared and stamped by a Professional Engineer and/or Professional Land Surveyor currently licensed in the State of Washington verifying that all improvements have been built in accordance with the approved construction plans and that all changes will be accurately noted in the digital file on the appropriate plan sheets and detailed drawings. The hard copy submittal derived from the digital file shall reflect these changes.

f) *What should the electronic delivery include?*

- All sheets of the original digital construction plans with noted construction changes. The construction contractor and/or design consultant shall record all field changes and any existing utilities encountered during construction.
- All Record Drawing changes will be made in the digital format.
- Changes to text: invert elevations, dimensions, notes, etc. will be lined out with the Record Drawing text placed above it. Do not alter, modify or erase original approved design text.
- Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be moved to reflect their accurate surveyed locations.
- An overall digital site plan.
- A detailed digital and/or hard copy list of drawing files with the corresponding layers/levels and their contents will be included with the digital drawing file.

The list shall include but not be limited to: Digital File names, Drawing names (logical), Level number/Layer name and Level/Layer description.

g) *Do Record Drawing changes need to be made in the Original Digital Construction Drawing?:* Yes, all changes need to be made to the original City Approved digital Construction files and then re-plotted to create the hard copy submittal. Digital Record Drawings created from anything other than the digital construction drawings will not be accepted. Hand drafted changes to Mylar or paper copy submittals will not be accepted.

h) *What format should the electronic delivery be in?*

- Digital files shall be provided in a version of MicroStation ".DGN" (preferred), or AutoCAD ("DWG" format) deemed acceptable by the City. All support files required to display or plot the files in the same manner as they were developed shall be delivered along with these files. These files include but are not limited to (MicroStation) Customized Line Styles libraries, Cell Libraries, Font Libraries, Pen Tables and Referenced Files, (AutoCAD) Block Libraries, Font Files, Menu Files, Plotter Setup and Referenced Files. Do not include P.E./P.L.S. stamps, signature and border files. Scanned hard copy drawings using raster to vector conversions will not be acceptable digital format.
- The files will be submitted on a recordable compact disc (preferred) or MS-DOS formatted 3.5" floppy disk(s). Each disc will be labeled with the project name and the name of the company that prepared them.
- The drawing will be at full scale. Microstation working units will be set to 1:1000 with Master units set to "ft" for site plans; The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments.

i) *What should the hard copy delivery include?*

- Three sets of prints derived from the Record drawing digital file will include the Stamp, Signature and Date of the Professional Engineer or Professional Land Surveyor that prepared the Record drawing document.
- Record drawing submittals are to include all sheets of original city approved construction drawings except TЕСP and City Standard Details, i.e.: Title sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.

j) *Who do you contact if you have additional questions?:* Please call John Wellman of the Public Works Development Services Division at (425) 556-2740 if you have any questions.

k) *Where do you submit your Record Drawings?*

Public Works Development Services Division
2nd floor Redmond City Hall
15670 N.E. 85th Street
Redmond, WA 98073-9710

F. Construction Requirements:

1. Engineering/Transportation

- a) Installation of all street and utility improvements shall be to City of Redmond standards.
- b) Prior to construction a pre-construction conference shall be held with the City.
 - **A minimum of one (1) week of advance notice is required** to arrange this meeting.
 - **Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled.**
- c) Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.
- d) Haul Routes:
 - a) The applicant is required to complete and submit a construction hauling form to the City of Redmond to calculate any haul fees for this development. Please contact Dave Almond at (425) 556-2861 to obtain a copy of this form.
 - b) Trucks hauling to and from the project site shall use 162nd Ave NE as their access point.
 - c) Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m. On Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as it is in compliance with the City's noise ordinance.
 - d) Traffic control shall be provided at all times when working in or near the public rights of way, subject to the approval of the Transportation Division and the Police Department.
 - e) The applicant shall provide street sweeping at all times during hauling.
 - f) The applicant shall repair and/or replace any traffic markings (i.e., buttons, arrows, etc.) damaged during the hauling operations.
 - g) The Public Works Director shall retain the authority to stop or reroute hauling or change hours of hauling if operating times are unsatisfactory or inclement weather adversely affects City facilities.

- 1 e) In certain circumstances, a Clearing and Grading Permit (clearing prior to having all
2 final plans approved) may be granted prior to Building Permit issuance.
3 f) Construction activities may be limited or suspended during the rainy season (October 1 –
4 April 30).

5 **IV. UTILITIES**

6 **A. Water Service**

7
8 Water service will require a developer extension of the City of Redmond water
9 system as follows:

10 Extend an 8-inch water main through the site more or less as shown on the
11 preliminary short plat drawings date signed 1/11/05.

12 (The water main location shown on the site plan may not conform to City standard
13 locations. Revisions to comply with City standard locations may be required.)

14 **B. Sewer Service**

- 15 1. Sewer service will require a developer extension of the City of Redmond sewer
16 system as follows:

17 Extend an 8-inch sewer main onto and through the site more or less as shown on
18 the preliminary short plat drawings date signed 1/11/05. Note that a utility
19 easement will be required to extend a minimum of 10 feet all sides of the main.
20 Also note that a minimum of 5 feet clear is required from the main to other
21 utilities. An extension of the sewer system into 162nd Avenue NE will not be
22 required.

23 (The sewer main location shown on the site plan may not conform to City
24 standard location. Revisions to comply with City standard locations may be
25 required.)

- 26 2. Vehicular access to all new and existing manholes shall be provided. The access
27 easement shall be a minimum of 20 feet in width with asphalt concrete surfacing.
28 Alternative surfacing may be approved by the City depending upon the location.
29 If access passes through fencing then 14-foot minimum width gates shall be
30 provided. The plat or easement document shall (1) show and dedicate the 20-foot
access easement, (2) have covenants advising property owners of their obligation
to maintain the availability of the access by providing gates and not obstructing
the access, and (3) that the property owners maintain, repair and replace the
access surfacing as needed.

C. Developer Extension Administrative Requirements
Water And Sewer

1 1. Construction Drawings.

2 Construction drawings for water and sewer improvements shall be prepared in
3 accordance with the Design Requirements for Water and Sewer System
4 Extensions prepared by the Utilities Division of the Department of Public Works.
5 A plan review fee shall be paid to the water and sewer utility prior to construction
6 drawing review. An inspection fee shall be paid to the water and sewer utility
7 prior to construction drawing approval. Contact this utility at 556-2840 for
8 further information on fees and amounts.

9 2. Easements.

10 Easements shall be provided for all water and sewer improvements as required in
11 the design requirements. Offsite easements must be recorded prior to construction
12 drawing approval. Onsite easements must be recorded prior to the improvements
13 being placed into operation.

14 3. Agency Approvals.

15 Construction drawings for sewer improvements shall be reviewed and approved
16 by Metro and DOE prior to construction. Construction drawings for water
17 improvements may need to be reviewed and approved by DSHS prior to
18 construction.

19 4. Performance Guarantee.

20 A performance guarantee shall be provided in a form acceptable to the City for
21 sewer and water improvements as follows:

22 1) All water and sewer improvements within City right-of-way or easement
23 and any other portion of the improvements as required by the Utility
24 Division.

25 2) For any improvements not completed at time of recording of the short plat.
26 The amount of the performance guarantee shall be established by the City upon
27 review of estimates prepared by the applicant and the guarantee shall be provided
28 prior to plan approval.

29 5. Bill of Sale.

30 A Bill of Sale shall be provided for all water and sewer improvements to be
owned and operated by the City.

 6. Asset Summary.

 A Developer Extension Asset Summary shall be provided for all water and sewer
improvements to be owned and operated by the City.

 7. Maintenance Guarantee.

A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City.

8. As-built Drawings.

As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

9. Permit Applications.

Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case by case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.

D. Fees

Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Connection fees are at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department to obtain an estimate of the fees that will apply.

All reimbursement fees shall be paid prior to sale of water and side sewer permits. Reimbursement fee may be required prior to plat or short plat recording.

V. CLEARING/GRADING AND STORMWATER MANAGEMENT

A. Design Requirements to be Completed Prior to Permit

1. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond CLEARING, GRADING AND STORMWATER MANAGEMENT TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.

2. Stormwater Management

- a. Quantity Control

- 1) Provide detention for peak discharge control to match one half of the 2-year and match the 10-year and 100-year storms natural (prior to any development) runoff peak rate. Detention will be provided by a publicly maintained open pond.
- 2) Provide for overflow routes through the site for the 100-year storm runoff (100-year flow may not impact any buildings).

b. Quality Control

Water quality treatment for the runoff from the 6-month, 24-hour design storm event shall be provided by a publicly maintained wet-pond. Use the developed condition land use when determining the water quality storm volume.

3. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm pipes.

B. Fees to be Paid Prior to Permit

Fees must be paid for construction drawing review and for construction inspection.

- a. Based upon the plans presented, the **construction drawing review fee** is estimated to be **\$1,771.75**. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.
- b. **Permit issuance and construction inspection fee** is estimated to be \$1,771.75. Fee is due and payable at the time mylars are submitted for approval.
- c. Based upon the current estimate, the total storm water review and inspection fees for this project will be approximately **\$3,543.50**. Crediting the project with the initial deposit of **\$320**, the total amount due will be approximately **\$3,223.50**.

C. Miscellaneous

1. All projects working under a Dry Season TESC Management Plan shall be substantially complete by September 30th to avoid implementation of Rainy-Season construction requirements. Projects that will not be substantially completed by September 30th shall submit a Seasonal Suspension Plan and/or Wet Weather Plan prepared in accordance with the General Standards for Rainy-Season Clearing / Grading, for approval by the City of Redmond. An approved plan must be available by September 1st. Allow 7 working days for each review period. The approved plan must be implemented by September 15th. If no plan has been approved by September 1st, then stop work and secure the site against erosion, no further work will be permitted until May 1st when the Dry Season returns.
2. Two complete copies of plans, computations, and studies are required for a complete submittal. Only complete submittals will be accepted for review.
3. Stencil all on-site storm drainage inlets with "DUMP NO WASTE DRAINS TO STREAM". Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.
4. A copy of the conditions of approval (this letter) must accompany all Grading and Storm drainage plan submittals.
5. At the time of building permit a Capital Facilities Charge in the amount of \$400 per 2,000 square feet of impervious area will be required.

VI. FIRE PROTECTION

A. Site Specific Conditions

1. The following conditions are integral to Entitlement Approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:
 - a. Site Plan:
 1. At 28 feet, the roadway only allows parking on one side of the street. Approved "Fire Lane – No Parking" signs will be required on one side of the street and around the cul de sac.
 2. An Emergency Vehicle Operations Area (EVOA) of 20' x 50' shall be provided at the entry to lots 4 and 15, and anywhere else where the road is greater than 50 feet from 25% of the perimeter of the house.

3. Provide interior turning radius of 25 feet at the entry and exit from the EVOAs to the driving surface. Show these radii on the construction drawings.
4. Road "A" shall be designated NE 115th Court. Lots 11 to 18 shall have even numbers in ascending order from lot 11 to 18. Lots 1 to 10 shall have odd numbers in ascending order from lot 10 to lot 1. Numbers shall start no lower than 16150, nor exceed 16199. Addresses shall be assigned by the Permit Center.

b. Fire Protection Plan:

Provide a fire protection plan as described in the general conditions below as one of the sheets in your construction drawing submittal.

B. General Conditions

This project is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to the table below, General Fire Department Approval Conditions, for a checklist of general Fire Department requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

General Fire Department Approval Conditions

Topic	Code Reference *	Brief Explanation
Access		
Emergency Vehicle Access Roadway Requirements	RCDG 20E.100, Appendix 200-3, & RFDS	Emergency vehicle access roadways are the approved combination of public streets, private streets, private access tracts, and site access roads, lanes, alleys, and designated structures which provide access to Fire Department personnel, vehicles, and equipment for the purpose of providing emergency firefighting, physical and health hazard response, certain systems responses, and emergency medical response to built facilities under all circumstances. This section will provide a

Topic	Code Reference *	Brief Explanation
		guideline to general emergency vehicle access roadway requirements. An emergency vehicle access roadway may be designated as a fire lane for marking purposes.
Width and height	RCDG 20E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. Minimum unobstructed surface width shall be 20 feet. 2. Minimum unobstructed height shall be 13'6". 3. Minimum interior turning radii shall be 25 feet, and exterior radii shall be 45 feet. Portions of some turnaround designs shall have a minimum 28-foot interior radius. See CDG Appendix 200-3 for illustrations. 4. Where access exceeding 50 feet is needed to one or two dwelling units, a reduction to an unobstructed width of 14 feet is allowed if an approved 20' x 50' emergency vehicle operations area (EVOA) is provided.
Surface and support	RCDG 20E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. The minimum load bearing surface of an access roadway shall meet the compaction and load bearing requirements of the Engineering Department for a 70,000 pound vehicle and adequate point loading characteristics for both wheel systems and outrigger systems 2. The surface shall be an approved all weather driving surface, typically asphalt or concrete. 3. The access surfaces shall be in place and able to support the weight of Fire Department vehicles prior to the delivery, use, or storage of combustible building materials to, or at the site except small amounts used for concrete forms.
Extent and turnarounds	RCDG 20 E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. Roadways shall be within 150 feet of all portions of the exterior walls of a structure or a facility. 2. Roadways shall be within 50 feet of 25 % of the exterior. 3. Dead ends shall be no longer than 150 feet or provide a turnaround per City of Redmond standards. When three or more dwelling units are served by dead end access longer than 150' measured from the closest intersection there shall be provided a turnaround per City of Redmond standards.

Topic	Code Reference *	Brief Explanation
Designated fire lanes and grade	RCDG 20E.100, Appendix 200-3, & RFDS	1. Fire lanes must be marked per Redmond Fire Department standards. Fire lanes identified through site plan review shall be included on civil drawings. Additional fire lanes or marking may be required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.
Road system access easements	RCDG 20 E.100, Appendix 200-3, & RFDS	1. All portions of an emergency vehicle access roadway not in a public Right Of Way, including turnarounds and Emergency Vehicle Operations Areas, shall be maintained in a dedicated Emergency Vehicle Access Easement.
Addressing and Street Naming Convention		
Addressing	RCDG 20 E.100, & RFDS	Approved Address numbers and street names are essential for rapid emergency response. Approved names, numbers, and signage shall be provided for all structures and facilities.
		<p>1. One or more signs are required for all buildings and facilities.</p> <p>2. The building(s) shall have the building address numerals (i.e. 15001 located on the upper 25% of the building face (this may be modified in downtown areas where streets are close to buildings) and situated so as to be clearly visible and easily legible from the street fronting the property. Numerals shall contrast to the background color.</p> <p>Numeral size shall be:</p> <p><i>Setback from Street:</i> < 50' > 50'</p> <p>Monument Sign 6" high NA</p> <p>Directory signs may be required when deemed necessary by the Fire Department to clarify</p>

Topic	Code Reference *	Brief Explanation
		access.
		3. Approval is required for building and unit addressing. A plan with dimensions must be submitted for approval.
		4. Temporary signs shall be used at the job site as soon as construction begins. Numerals shall be high contrast in color, face the street fronting the property, and be a minimum 6" high
		5. Both public and/or private streets, avenues or portions thereof shall have appropriate number designations. Name designations shall not be used. Numbers shall be designated by the Fire Marshal.
City Approved Water Supply and Hydrants		
Water Supply	RCDG 20 E.100, FDDCG, & RFDS	Water System improvements shall be consistent with the City of Redmond Water plan.
		1. Residential areas shall be master planned to provide a minimum of 1500 gpm. 2. Hydrants must be capable of providing sufficient fire flow to meet the required flow of the project as calculated by the Fire Marshal. Any one hydrant shall be capable of providing a minimum of 1500 gpm
Hydrants	RCDG 20 E.100, RFDDCG, & RFDS	Hydrants shall be located in relation to the building or area they serve. The Fire Marshal may consider existing hydrants within 150 feet of a proposed commercial building, or within 300 feet of a single-family residential project as providing some portion of coverage. 1. Maximum hydrant spacing is 600 feet on center for surface parking lots, and single-family residential (less than 6,000 square feet per building). 2. Where structures on a dead end access are over 300 feet from a hydrant, an additional hydrant may be required and placed in relation to the overall development and existing hydrant layout.

Topic	Code Reference *	Brief Explanation
		<p>3. Final hydrant and F.D.C. locations and water mains must be shown on the civil drawings and approved by the water purveyor and Fire Marshal.</p> <p>4. Hydrants must be in place and serviceable prior to the delivery, use, or storage of combustible building materials.</p> <p>5. Proposed hydrant and F.D.C. locations and existing hydrant locations shall be shown on the plan submittal. Hydrant locations must be coordinated with and approved by both the water supplier and the Redmond Fire Department.</p> <p>6. Hydrants shall be no closer than 12'0" to a carport, garage, or dumpsters. Planter islands or peninsulas for hydrants require a minimum diameter of 8 feet. Four feet is to be maintained between face of curbs and fire protection equipment and between hydrants, F.D.C.s, and P.I.V.s. Hydrants, F.D.C.s and P.I.V.s should be a minimum of 40 feet from other structures and on the opposite side of the access from the building they serve. F.D.C.s and P.I.V.s shall be located adjacent to a hydrant.</p> <p>7. A 5", locking, Storz adapter is required for steamer ports on all hydrants including existing hydrants considered important by Redmond Fire Department in relation to a proposal.</p>
<i>Operations and Uses</i>		
Phasing	RCDG 20 E.100, RFDDCG, & RFDS	<p>If some C.O.s are desired prior to others, submit a separate phasing plan to Technical Committee for approval. This plan must indicate limits of construction/occupancy, types and location of barriers, traffic patterns, parking, and phasing of utilities, as well as a plan for maintaining uninterrupted service and access.</p> <p>Phasing is not possible on some projects. In these situations no occupancy will be allowed until all certificates of occupancy are signed.</p>

Topic	Code Reference *	Brief Explanation
Nonconformities	RCDG 20F.10.60(10)	Unless a more specific condition is applicable, the alteration or expansion of a nonconformity is prohibited unless it does not enlarge or increase the degree of nonconformity.
Approval		Entitlement Review and approval is for the concept represented in the submittals. Final review for compliance with conditions and approval shall be accomplished through Civil Drawing Review, Plat Review, Building Permit Review, Fire System Permit Review or other process, as applicable.
Fire Protection Plans		
Fire Protection Plans	RCDG 20 E.100, RFDDCG, & RFDS	In order to assist in the review of Fire Department requirements the following features of the proposed development, as applicable, shall be shown together on a minimal number of plan sheets. For consistent identification please label these sheets FP-1 (and following, as necessary). This plan shall also be included with the Civil Drawing set submitted to the City for final review. A minimal amount of other information shall be shown on this sheet (or sheets).

Topic	Code Reference *	Brief Explanation
		<ol style="list-style-type: none"> 1. General (1:20 scale or as otherwise approved) site layout, showing property lines, adjacent Rights Of Way, the exterior walls of buildings, labeled location of entry and egress points, access roadways, surface parking areas, loading/unloading/delivery zones, the location of fire lane signs and markings, gate systems. finished topography at 2-foot intervals, designated fire lanes, turnarounds, and/or EVOAs. Radii shall be labeled and the driving area of the emergency vehicle access shall be shown in a half tone (This will coincide with the Emergency Vehicle Access Easement where other than in the ROW). 2. A scaleable vicinity map showing the involved parcel(s) and their relation to adjoining parcels, and nearest Rights Of Way, overlaid with the accurate location of the King County Street grid in one block increments (i.e., 104th Ave. NE, 105th Ave. NE; NE 85th St., NE 86th St.). 3. Water supply and Fire Protection features including all fire hydrant locations. 4. Provide a detail of proposed address signage. 5. On FP-1 indicate the available fire flow

END OF CONDITIONS